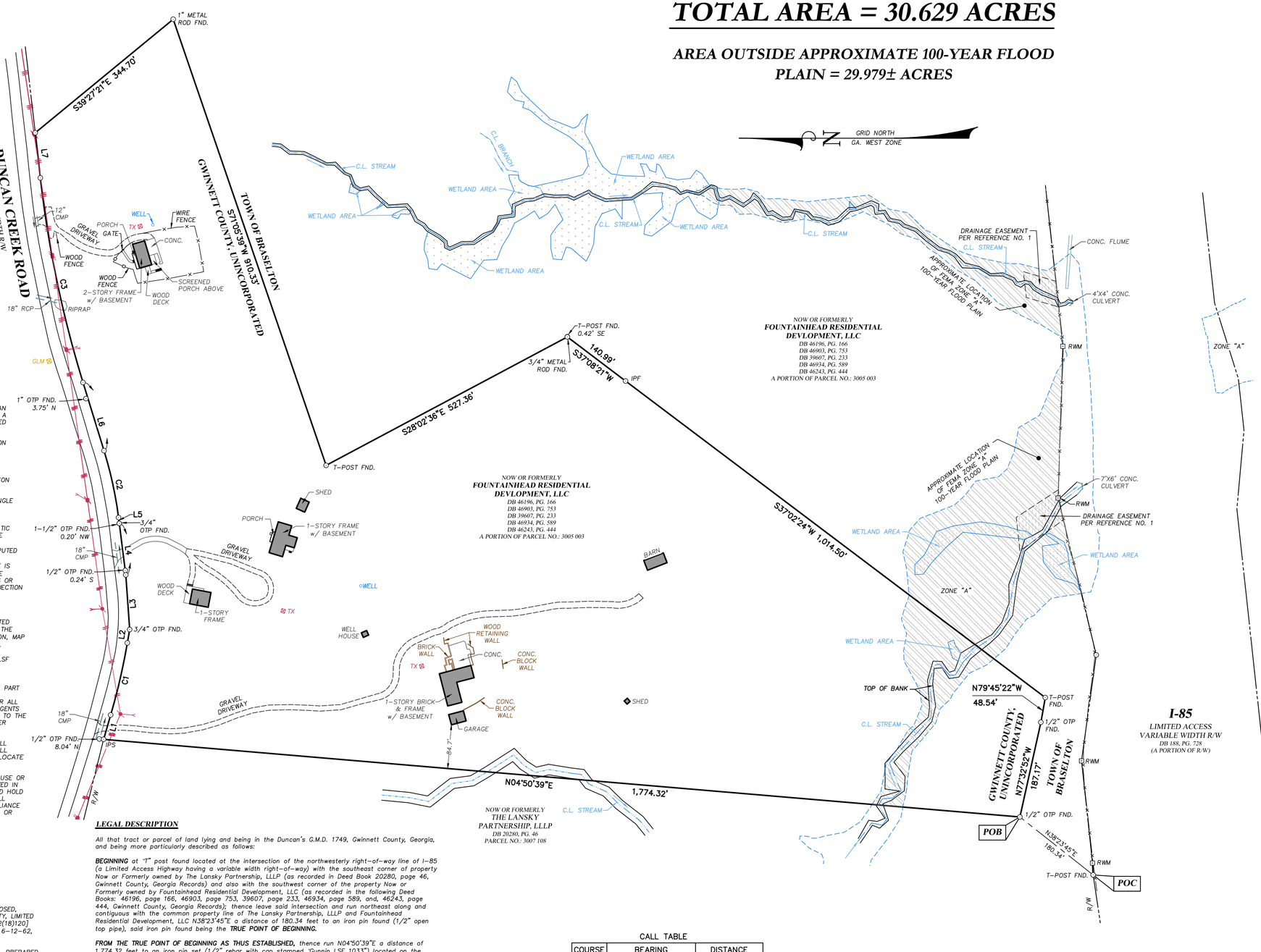
TOTAL AREA = 30.629 ACRES

AREA OUTSIDE APPROXIMATE 100-YEAR FLOOD PLAIN = 29.979± ACRES

RESERVED FOR PLAT FILING



GRID NORTH
GA. WEST ZONE

LINE TYPE LEGEND

	ADJOINING PROPERTY LINE
	CREEK CENTERLINE
	LAND LOT LINE
	METAL FENCE
	WIRE FENCE
	WOOD FENCE
	GUARDRAIL
	OVERHEAD UTILITY LINE
E	UNDERGROUND ELECTRIC LINE
FO	UNDERGROUND FIBER OPTIC LINE
G	UNDERGROUND GAS PIPE
SS	UNDERGROUND SANITARY SEWER PIPE
	UNDERGROUND STORM SEWER PIPE
T	UNDERGROUND TELEPHONE LINE
W	UNDERGROUND WATER PIPE

ABBREVIATIONS

AC	AIR CONDITIONER
BC	BACK OF CURB
CATV	CABLE TV
C&G	CURB AND GUTTER
C.L.	CENTERLINE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CPP	COATED PLASTIC PIPE
CTP	CRIMPED TOP PIPE FOUND
DB	DEED BOOK
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
ELEC.	ELECTRIC
EM	ELECTRIC METER
EOP	EDGE OF PAVEMENT
EWV	EDGE OF WRESTED VEGETATION
FES	FLARED END SECTION
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
HW	HEADWALL
IPS	1/2" REBAR SET
IPF	1/2" REBAR FOUND
LL	LAND LOT
LP	LIGHT POLE
OTP	OPEN TOP PIPE FOUND
PB	PLAT BOOK
PG.	PAGE
P.L.	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RB	REBAR
RWM	RIGHT-OF-WAY MONUMENT
R/W	RIGHT OF WAY
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
SWCB	SINGLE WING CATCH BASIN
TELE.	TELEPHONE
TPED	TELEPHONE PEDESTAL
TX	TRANSFORMER PAD
w/CAP	WITH CAP
WM	WATER METER
WV	WATER VALVE
WVM	WATER VALVE MARKER

SYMBOL LEGEND

○IPF ○IPS	1/2" REBAR FOUND 1/2" REBAR SET
⊡	RIGHT-OF-WAY MONUMENT FOUND
26	LOT NUMBER
172 LL	LAND LOT NUMBER
	BENCHMARK
	GUY WIRE AND ANCHOR
	LIGHT POLE
	POWER POLE
	ELECTRIC METER
	TELEPHONE PEDESTAL
	TELEPHONE BOX
	CABLE TV BOX
GM	GAS METER
	GAS VALVE
S	SANITARY SEWER CLEAN OUT
S	SANITARY SEWER MANHOLE
	DOUBLE WING CATCH BASIN
	SINGLE WING CATCH BASIN
	JUNCTION BOX
	HEADWALL
	FIRE HYDRANT
WM	WATER METER
	WATER VALVE
WVM	WATER VALVE MARKER
GW	GROUND WATER MONITORING WELL

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 0 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 135,907. IT HAS BEEN ADJUSTED USING THE LEAST SQUARES METHOD.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 617,752.

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A NIKON NIVO M+ TOTAL STATION.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS. THE EQUIPMENT USED WAS AN iG3s STATIC GNSS RECEIVER. THE DATA COLLECTED WAS UPLOADED TO THE NATIONAL GEODETIC SURVEYS' (NGS) ONLINE POSITIONING USER SERVICE (OPUS) AND THE RESULTING COORDINATES WERE COMPUTED BY SOFTWARE FOR NGS' CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)(2011)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE FIELD WORK WAS COMPLETED ON JUNE 17, 2019.

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS SITE IS LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA (ZONE "A"), AS PER THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) OF TOWN OF BRASELTON, MAP NUMBER 13135C0030G WITH AN EFFECTIVE DATE OF 3/4/2013.

ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES ON THE PROJECT. THE CONTRACTOR SHALL HIRE AN INDEPENDENT UTILITY LOCATING COMPANY TO LOCATE ALL UTILITIES PRIOR TO THE START OF WORK.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

SITE INCLUDES THE FOLLOWING PARCEL:

DUNCAN CREEK ROAD
BRASELTON, GA 30517
A PORTION OF PARCEL NUMBER: 3005 003

REFERENCES

1. GEORGIA STATE HIGHWAY DEPARTMENT, RIGHT OF WAY PROPOSED, ATLANTA–GREENVILLE, S.C. INTERSTATE ROAD, GWINNETT COUNTY, LIMITED ACCESS PROJECT, FEDERAL AID PROJECT S–0997–(2), (I–85–2(18)120) INTERSTATE RT. #85, SHEETS 9 & 10, R/W PLANS COMPLETED 6–12–62, LAST REVISED APRIL 24, 1963.

2. SURVEY FOR FOUNTAINHEAD RESIDENTIAL DEVELOPMENT, LLC, PREPARED BY MORELAND ALTOBELLI ASSOCIATES, INC., DATED 8–23–05, LAST REVISED 3–21–06.

3. WETLAND DELINEATION MAP OF CHATEAU ELAN SITE, PREPARED FOR MERITAGE HOMES, PREPARED BY UNITED CONSULTING, PROJECT NO. MRTHM–18–GA–02840–01, DATED 3–28–19

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Duncan's G.M.D. 1749, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at "T" post found located at the intersection of the northwesterly right–of–way line of I–85 (a Limited Access Highway having a variable width right–of–way) with the southeast corner of property Now or Formerly owned by The Lansky Partnership, LLLP (as recorded in Deed Book 20280, page 46, Gwinnett County, Georgia Records) and also with the southwest corner of the property Now or Formerly owned by Fountainhead Residential Development, LLC (as recorded in the following Deed Books: 46196, page 166, 46903, page 753, 39607, page 233, 46934, page 589, and, 46243, page 444, Gwinnett County, Georgia Records); thence leave said intersection and run northeast along and contiguous with the common property line of The Lansky Partnership, LLLP and Fountainhead Residential Development, LLC N38°23'45"E a distance of 180.34 feet to an iron pin found (1/2" open top pipe), said iron pin found being the **TRUE POINT OF BEGINNING.**

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run N04°50'39"E a distance of 1,774.32 feet to an iron pin set (1/2" rebar with cap stamped 'Gunnin LSF 1033") located on the southeasterly right–of–way line of Duncan Creek Road (having a 60' right–of–way width); thence run generally southeasterly, then northeasterly along said southeasterly right–of–way line of Duncan Creek Road the following courses and distances: S73°42'40"E a distance of 48.95 feet to a point; along the arc of a curve to the left, an arc distance of 142.97 feet to a point, said curve having a radius of 1,250.00 feet and being subtended by a chord bearing S76°59'25"E and a chord distance of 142.89 feet; S80°16'09"E a distance of 26.25 feet to an iron pin found (3/4" open top pipe); N85°58'37"E a distance of 105.62 feet to a point; N82°50'50"E a distance of 100.22 feet to an iron pin found (3/4" open top pipe); N82°36'46"E a distance of 11.35 feet to a point; along the arc of a curve to the left, an arc distance of 132.30 feet to a point, said curve having a radius of 780.00 feet and being subtended by a chord bearing N77°44'59"E and a chord distance of 132.14 feet; N72°53'13"E a distance of 137.76 feet to a point; along the arc of a curve to the right, an arc distance of 404.07 feet to a point, said curve having a radius of 2,170.00 feet and being subtended by a chord bearing N78°13'33"E and a chord distance of 403.49 feet; N83°33'54"E a distance of 87.80 feet to a point; thence leave said southeasterly right–of–way line and run through the property of Fountainhead Residential Development, LLC the following courses and distances (said courses and distances also defining the division line between Gwinnett County, Unincorporated with the Town of Braselton): S39°27'21"E a distance of 344.70 feet to a 1" metal rod found; S71°05'39"W a distance of 910.33 feet to a "T" post found; S28°02'36"E a distance of 527.36 feet to a 3/4" metal rod found; S37°08'21"W a distance of 140.99 feet to an iron pin found (1/2" rebar); S37°02'24"W a distance of 1,014.50 feet to a "T" post found; N79°45'22"W a distance of 48.54 feet to an iron pin found (1/2" open top pipe); N77°32'52"W a distance of 187.17 feet to an iron pin found (1/2" open top pipe), said iron pin found being the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land containing 30.629 acres.

CALL TABLE

COURSE	BEARING	DISTANCE
L1	S73°42'40"E	48.95'
L2	S80°16'09"E	26.25'
L3	N85°58'37"E	105.62'
L4	N82°50'50"E	100.22'
L5	N82°36'46"E	11.35'
L6	N72°53'13"E	137.76'
L7	N83°33'54"E	87.80'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEAR.	CHORD
C1	142.97'	1250.00'	S76°59'25"E	142.89'
C2	132.30'	780.00'	N77°44'59"E	132.14'
C3	404.07'	2170.00'	N78°13'33"E	403.49'

100' 0 100' 200'
1"=100'
SCALE IN FEET

NOTE: THIS SURVEY WAS RELEASED PRIOR TO APPROVALS BEING OBTAINED. APPROVALS MUST BE OBTAINED PRIOR TO THE RECORDING OF THIS PLAT.

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15–6–67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15–6–67.

CAROL ANNE MARTIN, GA RLS NO. 2544 DATE

DATE	REVISION

BOUNDARY SURVEY PREPARED FOR:
MERITAGE HOMES OF GEORGIA, INC., AN ARIZONA CORPORATION
AND FIRST AMERICAN TITLE INSURANCE COMPANY

LOCATED IN DUNCAN'S GMD 1749
LAND LOT DISTRICT 3
GWINNETT COUNTY, GEORGIA
JULY 17, 2019

GUNNIN
LAND SURVEYING
107 Mountain Brook Drive, Suite 104 Canton, GA 30115
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T (678) 880-7500
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License No. LSF 001033

GEORGIA REGISTERED 2544 PROFESSIONAL LAND SURVEYOR CAROL ANNE MARTIN

DRAWN BY: CAM
CHECKED BY: JRG

PROJECT NO. 19055

SHEET	OF
1	1

FILENAME: 19055 Chateau Elan–Gwinnett Only.dwg PLOT DATE: 07.17.2019